

Susan Sluiter
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Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3/30 Selwyn Avenue, Elwood Vic 3184

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$500,000

&

\$550,000

Median sale price

Median price

\$665,000

House

Unit

X

Suburb

Elwood

Period - From

01/07/2017

to

30/09/2017

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	g05/35-39 Ormond Rd ELWOOD 3184	\$575,000	02/09/2017
2	25/5 Dickens St ELWOOD 3184	\$559,000	12/08/2017
3	G12/2 Kingsley St ELWOOD 3184	\$550,000	11/11/2017

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



Rooms:
Property Type: Apartment
Agent Comments

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Indicative Selling Price
\$500,000 - \$550,000
Median Unit Price
September quarter 2017: \$665,000

Comparable Properties



g05/35-39 Ormond Rd ELWOOD 3184 (REI)

Agent Comments



Price: \$575,000
Method: Auction Sale
Date: 02/09/2017
Rooms: 2
Property Type: Apartment



25/5 Dickens St ELWOOD 3184 (REI)

Agent Comments



Price: \$559,000
Method: Auction Sale
Date: 12/08/2017
Rooms: 2
Property Type: Apartment



G12/2 Kingsley St ELWOOD 3184 (REI)

Agent Comments



Price: \$550,000
Method: Private Sale
Date: 11/11/2017
Rooms: 2
Property Type: Apartment